

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD
MONDAY, MAY 7, 2007
3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:04 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Spraul-Schmidt, Wallace, Chatterjee, Kreider, Raser and Young present. Absent: Sullebarger and Senhauser,

Prior to the meeting, Ben Young was sworn in as a member of the Historic Conservation Board to replace Mr. Bloomfield.

MINUTES

The Historic Conservation Board unanimously approved the minutes of the April 9, 2007 as amended (motion by Chatterjee, second by Kreider) and April 23, 2007 as amended (motion by Chatterjee, second by Kreider).

CERTIFICATE OF APPROPRIATENESS, 1200-1210 VINE STREET AND 1213-1217 JACKSON STREET, OVER-THE-RHINE HISTORIC DISTRICT

Urban Conservator William Forwood presented a staff report on the proposed improvement of two existing surface parking lots, one located at the northeast corner of E. 12th and Vine Streets and a connected lot at 1213-1217 Jackson Street, in the Over-the-Rhine Historic District. He stated that the lots would be resurfaced and striped and the number of spaces reduced from 56 to 45. He said that the proposal also includes the installation of an ATM and a parking machine at the northwest corner of the lot along Vine Street. The units will be covered by a simple, prefabricated metal shelter. All site lighting will be shielded from adjacent properties. An existing pole sign on Vine Street will be relocated to the 12th Street entry.

In response to Mr. Raser, Mr. Forwood stated that there would be plantings but no fencing.

In answer to Mr. Raser, Chantelle Noble, of Brashear Bolton, stated that the canopy would be approximately 8 feet in height, self-supporting and fitted with Plexiglas side panels to shelter users. Mr. Young stated that plexiglas panels on bus shelters are often defaced with graffiti and suggested eliminating the them. Ms. Wallace and Mr. Kreider felt that the panels were necessary to protect the machines and the customers from the elements.

Ms. Spraul-Schmidt noted that there was no opposition from residents or the Community Council. She complimented the applicant for providing ample information and said that it was helpful in the decision making process.

BOARD ACTION

The Board voted unanimously (motion by Kreider second by Raser) to approve a Certificate of Appropriateness for the proposed surface parking lot with the following conditions:

1. Any new signage shall be submitted for review and approval under a separate permit.
2. Final plans and specifications, including a more detailed landscaping plan, shall be submitted to the Urban Conservator for review and approval prior to construction.

CERTIFICATE OF APPROPRIATENESS, 2702 CLEINVIEW AVENUE, CLEINVIEW-HACKBERRY HISTORIC DISTRICT

Mr. Forwood presented a staff report on the proposed construction of a new porch on the rear of 2702 Cleinview Avenue. The property is a single-family residence, and a contributing resource in the Cleinview Hackberry Historic District. Mr. Forwood explained that the house's original

porches had been removed and replaced with a small one-story porch inset in the rear ell. An open deck that wraps around the side and rear was added prior to 1989.

Mr. Forwood reviewed the proposed design and stated that on staff's recommendation, the applicants, Ms. Victoria Chester and Mr. Mark Stavsky, made a number of revisions to their original proposal. Brackets were removed and arched openings were squared off. A lattice porch skirt was added; the siding was reduced in width from an 8" to a 4" reveal. Staff suggested the applicants change the gable to a hip roof to better relate to the hip of the main house. The applicants showed annotated elevations retaining the gable roof.

Mr. Forwood stated that the applicants had prepared the drawings with their builder's assistance and that staff felt the drawings needed additional detail and measurements. Mr. Young agreed and stated that he felt a scaled drawing would be necessary to receive a Certificate of Appropriateness. Mr. Raser indicated that the Historic Conservation Board based their decisions on documentation. He requested several measurements from the applicants to better understand the project.

Ms. Chester acknowledged that there are some inconsistencies in the plans and elevations, but that these could be resolved in the field. Mr. Stavsky stated that there would be lattice skirting the porch. Mr. Raser suggested that the lattice be installed vertically to improve stability. Mr. Stavsky stated that the railing would be painted wood. The applicants said they had not brought materials samples.

Mr. Stavsky explained that he favored a gable roof because a hip roof would make the porch too similar in appearance to the adjacent garage. Mr. Young suggested that the gable be framed in wood and infilled with an aggregate stucco as the dormers. There was general agreement that the gabled roof would be acceptable if related to the dormers.

Mr. Kreider stated that he felt the porch addition would be appropriate, but that more definitive plans were needed. He suggested that the Board table the matter to allow the applicants time to improve and finalize their plans. Ms. Chester stated that she may consult with an architect, but did not plan to hire one to prepare plans and elevations. She asked the Board to specify the information required.

Mr. Raser stated that hand-drawn plans were acceptable if they contained clear dimensions and design intent. He said the height above grade as well as porch and stair measurements were needed and that inconsistencies needed to be resolved.

BOARD ACTION

The Board voted unanimously (motion by Chatterjee second by Kreider) to table the proposal to allow the applicants additional time to refine their design.

ADJOURN

As there were no other items for consideration by the Board, the meeting adjourned.

William L. Forwood
Urban Conservator

John C. Senhauser
Chairman

Date: _____